

Carleto Crossing WJH ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
41 025 001 00	75 RABBIT RUN RD	06/26/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$155,900	46.54
41 025 061 00	891 RABBIT RUN RD	08/25/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$102,700	34.23
41 025 067 00	852 RABBIT RUN RD	02/15/24	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$103,900	34.98
Totals:			\$932,000			\$932,000	\$362,500	
							Sale. Ratio =>	38.89
							Std. Dev. =>	6.90

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$332,760	\$41,508	\$293,492	\$283,044	1.037	2,022	\$145.15	026	0.8583
\$299,807	\$34,876	\$265,124	\$257,465	1.030	1,828	\$145.04	026	0.1418
\$299,761	\$33,486	\$263,514	\$258,771	1.018	1,828	\$144.15	026	1.0001
\$932,328		\$822,130	\$799,279			\$144.78		0.0258
E.C.F. =>				1.029	Std. Deviation=>		0.00937269	
Ave. E.C.F. =>				1.028	Ave. Variance=>		0.6667 Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Depr.
2-STORY	\$34,140	CARLETON CROSSING	401	94
2-STORY	\$30,940	CARLETON CROSSING	401	93
2-STORY	\$30,986	CARLETON CROSSING	401	94

0.648364901

Carleton Crossing Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
41 025 001 00	75 RABBIT RUN RD	06/26/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$155,900	46.54
41 025 009 00	323 RABBIT RUN RD	12/22/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$157,400	44.98
41 025 020 00	155 NATURES WAY ST	12/12/24	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$169,700	41.19
41 025 061 00	891 RABBIT RUN RD	08/25/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$102,700	34.23
41 025 067 00	852 RABBIT RUN RD	02/15/24	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$103,900	34.98

Totals: \$1,693,900

\$1,693,900 \$689,600

Sale. Ratio =>

40.71

Std. Dev. =>

5.63

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$332,760	\$36,380	\$34,140	91.0	144.0	0.38	0.38	\$400	\$96,499	\$2.22
\$380,952	\$967	\$32,019	85.4	135.0	0.26	0.26	\$11	\$3,677	\$0.08
\$380,836	\$65,541	\$34,377	91.7	132.0	0.35	0.35	\$715	\$188,336	\$4.32
\$299,807	\$31,133	\$30,940	82.5	133.0	0.23	0.23	\$377	\$135,952	\$3.12
\$299,761	\$28,225	\$30,986	82.6	134.0	0.23	0.23	\$342	\$122,186	\$2.81
\$1,694,116	\$162,246	\$162,462	433.2		1.45	1.45			
Average									
per FF=>			\$375			112,048.34			
								Average	
								per SqFt=>	\$2.57

Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1
85.00	026	2024R10029	CARLETON CROSSING	401	\$375/FF
85.00	025	2023R18917	CARLETON CROSSING	401	\$375/FF
115.00	025	2024R19008	CARLETON CROSSING	401	\$375/FF
75.00	026	2024R16041	CARLETON CROSSING	401	\$375/FF
75.00	026	2024R02076	CARLETON CROSSING	401	\$375/FF